

AS REVISED 2/08/12 - Updated Costruction Costs per Tom D.
Mansfield School Building Project
20 Year Cost Projection - Based on Spring, 2012 Referendum

Description	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
BASELINE - REPAIRS & MAINTENANCE - 20 YEARS														
Total Project Construction Cost	25,452,048													
Estimated NET Construction Cost	20,341,895													
Estimated Reimbursement Rate	20.1%													
Estimated Annual Costs:														
Debt Service Payments	257,500	1,072,750	1,838,038	1,955,575	1,906,450	1,857,325	1,808,200	1,759,075	1,709,950	1,660,825	1,611,700	1,562,575	1,513,450	1,464,325
Salary & Benefit Savings														
Maintenance Cost Savings		(30,000)												
Maintenance of Abandoned Buildings														
Net Estimated Annual Costs	257,500	1,042,750	1,838,038	1,955,575	1,906,450	1,857,325	1,808,200	1,759,075	1,709,950	1,660,825	1,611,700	1,562,575	1,513,450	1,464,325
Projected Mill Rate	26.94	27.75	28.57	28.69	28.64	28.59	28.54	28.49	28.44	28.39	28.34	28.28	28.23	28.18
Projected Mill Rate Change (From Pr Yr)	0.26	0.81	0.82	0.12	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)
Projected % Increase in Mill Rate (From Pr. Yr.)	0.99%	3.02%	3.06%	0.45%	(0.19%)	(0.19%)	(0.19%)	(0.19%)	(0.19%)	(0.19%)	(0.19%)	(0.19%)	(0.19%)	(0.19%)
Taxes on Median Home Assessed at \$168,560	4,542	4,678	4,815	4,836	4,827	4,819	4,810	4,802	4,793	4,785	4,776	4,768	4,759	4,751
Increase/Decrease from Prior Year	45	136	138	20	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(9)	(9)
Annual Average Increase														

OPTION A - REPAIRS & MAINT - 20 YEARS PLUS SOLAR PANELS														
Total Project Construction Cost	30,913,495													
Estimated NET Construction Cost	24,253,399													
Estimated Reimbursement Rate	21.5%													
Estimated Annual Costs:														
Debt Service Payments	274,500	1,329,900	2,248,100	2,310,550	2,252,625	2,194,700	2,136,775	2,078,850	2,020,925	1,963,000	1,905,075	1,847,150	1,789,225	1,731,300
Salary & Benefit Savings														
Maintenance Cost Savings		(30,000)												
Maintenance of Abandoned Buildings														
Net Estimated Annual Costs	274,500	1,299,900	2,248,100	2,310,550	2,252,625	2,194,700	2,136,775	2,078,850	2,020,925	1,963,000	1,905,075	1,847,150	1,789,225	1,731,300
Projected Mill Rate	26.96	28.01	28.99	29.05	28.99	28.93	28.87	28.81	28.76	28.70	28.64	28.58	28.52	28.46
Projected Mill Rate Change (From Pr Yr)	0.28	1.05	0.97	0.06	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)
Projected % Increase in Mill Rate (From Pr. Yr.)	1.06%	3.95%	3.65%	0.24%	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)
Taxes on Median Home Assessed at \$168,560	4,545	4,722	4,886	4,897	4,887	4,877	4,867	4,857	4,847	4,837	4,827	4,817	4,807	4,797
Increase/Decrease from Prior Year	48	178	164	11	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)
Annual Average Increase														
Annual Average Increase OVER BASELINE														

OPTION A ENHANCED - PLUS LIBRARY MEDIA CENTERS														
Total Project Construction Cost	35,517,211													
Estimated NET Construction Cost	28,475,101													
Estimated Reimbursement Rate	19.8%													
Estimated Annual Costs:														
Debt Service Payments	393,500	1,645,950	2,632,975	2,686,250	2,619,150	2,552,050	2,484,950	2,417,850	2,350,750	2,283,650	2,216,550	2,149,450	2,077,350	2,010,500
Salary & Benefit Savings														
Maintenance Cost Savings		(30,000)												
Maintenance of Abandoned Buildings														
Net Estimated Annual Costs	393,500	1,615,950	2,632,975	2,686,250	2,619,150	2,552,050	2,484,950	2,417,850	2,350,750	2,283,650	2,216,550	2,149,450	2,077,350	2,010,500
Projected Mill Rate	27.08	28.34	29.38	29.44	29.37	29.30	29.23	29.16	29.09	29.03	28.96	28.89	28.81	28.74
Projected Mill Rate Change (From Pr Yr)	0.40	1.26	1.04	0.05	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)
Projected % Increase in Mill Rate (From Pr. Yr.)	1.51%	4.71%	3.91%	0.21%	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.28%)	(0.26%)
Taxes on Median Home Assessed at \$168,560	4,565	4,777	4,953	4,962	4,951	4,939	4,927	4,916	4,904	4,893	4,881	4,869	4,857	4,845
Increase/Decrease from Prior Year	68	212	176	9	(12)	(12)	(12)	(12)	(12)	(12)	(12)	(12)	(12)	(12)
Annual Average Increase														
Annual Average Increase OVER BASELINE														

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Description	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
OPTION C - ALTERATIONS TO 2 SCHOOLS														
Total Project Construction Cost	64,537,624													
Estimated NET Construction Cost	44,197,294													
Estimated Reimbursement Rate	31.5%													
Estimated Annual Costs:														
Debt Service Payments	742,500	2,484,375	4,058,275	4,133,175	4,020,100	3,917,575	3,815,050	3,712,525	3,610,000	3,507,475	3,404,950	3,302,425	3,199,900	3,092,375
Salary & Benefit Savings		(589,977)												
Maintenance Cost Savings		(75,023)												
Maintenance of Abandoned Buildings				15,000										
Net Estimated Annual Costs	742,500	1,819,376	4,058,275	4,148,175	4,020,100	3,917,575	3,815,050	3,712,525	3,610,000	3,507,475	3,404,950	3,302,425	3,199,900	3,092,375
Projected Mill Rate	27.44	28.55	30.85	30.94	30.81	30.70	30.60	30.49	30.39	30.28	30.18	30.07	29.97	29.86
Projected Mill Rate Change (From Pr Yr)	0.76	1.11	2.30	0.09	(0.13)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)
Projected % Increase in Mill Rate (From Pr. Yr.)	2.86%	4.15%	8.62%	0.35%	(0.49%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.41%)
Taxes on Median Home Assessed at \$168,560	4,626	4,812	5,200	5,215	5,193	5,175	5,158	5,140	5,122	5,104	5,087	5,069	5,051	5,032
Increase/Decrease from Prior Year	129	186	388	16	(22)	(18)	(18)	(18)	(18)	(18)	(18)	(18)	(18)	(19)
Annual Average Increase														
Annual Average Increase OVER BASELINE														

OPTION E (TWO NEW ELEM SCHOOLS - GOODWIN SITE - 750)														
Total Project Construction Cost	63,798,987													
Estimated NET Construction Cost	34,873,177													
Estimated Reimbursement Rate	45.3%													
Estimated Annual Costs:														
Debt Service Payments	521,000	2,059,325	3,175,300	3,269,025	3,187,575	3,106,125	3,024,675	2,943,225	2,861,775	2,780,325	2,698,875	2,617,425	2,535,975	2,449,525
Salary & Benefit Savings		(614,000)												
Maintenance Cost Savings		(241,000)												
Maintenance of Abandoned Buildings				15,000										
Net Estimated Annual Costs	521,000	1,204,325	3,175,300	3,284,025	3,187,575	3,106,125	3,024,675	2,943,225	2,861,775	2,780,325	2,698,875	2,617,425	2,535,975	2,449,525
Projected Mill Rate	27.22	27.92	29.94	30.05	29.95	29.87	29.79	29.70	29.62	29.54	29.45	29.37	29.28	29.20
Projected Mill Rate Change (From Pr Yr)	0.54	0.70	2.02	0.11	(0.10)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.09)
Projected % Increase in Mill Rate (From Pr. Yr.)	2.01%	2.63%	7.59%	0.42%	(0.37%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.33%)
Taxes on Median Home Assessed at \$168,560	4,587	4,706	5,047	5,066	5,049	5,035	5,021	5,007	4,993	4,978	4,964	4,950	4,936	4,921
Increase/Decrease from Prior Year	90	118	341	19	(17)	(14)	(14)	(14)	(14)	(14)	(14)	(14)	(14)	(15)
Annual Average Increase														
Annual Average Increase OVER BASELINE														

OPTION E (TWO NEW ELEM SCHOOLS - GOODWIN SITE- 700)														
Total Project Construction Cost	61,362,289													
Estimated NET Construction Cost	31,817,264													
Estimated Reimbursement Rate	48.1%													
Estimated Annual Costs:														
Debt Service Payments	436,000	1,883,325	2,903,300	2,995,775	2,921,100	2,846,425	2,771,750	2,697,075	2,622,400	2,547,725	2,473,050	2,398,375	2,323,700	2,249,025
Salary & Benefit Savings		(614,000)												
Maintenance Cost Savings		(241,000)												
Maintenance of Abandoned Buildings				15,000										
Net Estimated Annual Costs	436,000	1,028,325	2,903,300	3,010,775	2,921,100	2,846,425	2,771,750	2,697,075	2,622,400	2,547,725	2,473,050	2,398,375	2,323,700	2,249,025
Projected Mill Rate	27.13	27.74	29.66	29.77	29.68	29.60	29.53	29.45	29.37	29.30	29.22	29.14	29.07	28.99
Projected Mill Rate Change (From Pr Yr)	0.45	0.61	1.93	0.11	(0.09)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)
Projected % Increase in Mill Rate (From Pr. Yr.)	1.68%	2.28%	7.22%	0.41%	(0.35%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)
Taxes on Median Home Assessed at \$168,560	4,573	4,675	5,000	5,018	5,003	4,990	4,977	4,964	4,951	4,938	4,925	4,912	4,899	4,887
Increase/Decrease from Prior Year	75	103	325	19	(16)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)
Annual Average Increase														
Annual Average Increase OVER BASELINE														

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Description	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
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Option A does not include the replacement of the relocatable classrooms at Southeast (\$800,000) and MMS (\$400,000)
The land acq at Goodwin of \$450,000 is the cost NET of any land sold off.
MMS improvements are included in all options above.
23 Year Cummulative Operating Savings - escalated 3% per year
10/1/2010 Grand List = \$ 973,722,578
2011/12 Mill Rate = \$ 26.68
Current Median Home Assessed Value = \$ 168,560
Current Taxes on Median Home = \$ 4,497
Current Taxes on Median Home for 23 years = \$ 103,435
Note: Median home value left constant over time.
Next revaluation is 10/01/2014

AS REVISED 2/08/12 - Updated Costruction Costs per Tom D.
Mansfield School Building Project
20 Year Cost Projection - Based on Spring, 2012 Ref

Description	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	23 Year Analysis
BASELINE - REPAIRS & MAINTENANCE - 20 YEARS										
Total Project Construction Cost										
Estimated NET Construction Cost										
Estimated Reimbursement Rate										
Estimated Annual Costs:										
Debt Service Payments	1,415,200	1,366,075	1,311,950	1,263,100	1,214,250	1,165,400	1,016,550	571,200	73,850	31,375,313
Salary & Benefit Savings										-
Maintenance Cost Savings										(916,103)
Maintenance of Abandoned Buildings										
Net Estimated Annual Costs	1,415,200	1,366,075	1,311,950	1,263,100	1,214,250	1,165,400	1,016,550	571,200	73,850	30,459,210
Projected Mill Rate	28.13	28.08	28.03	27.98	27.93	27.88	27.72	27.27	26.76	
Projected Mill Rate Change (From Pr Yr)	(0.05)	(0.05)	(0.06)	(0.05)	(0.05)	(0.05)	(0.15)	(0.46)	(0.51)	
Projected % Increase in Mill Rate (From Pr. Yr.)	(0.19%)	(0.19%)	(0.21%)	(0.19%)	(0.19%)	(0.19%)	(0.57%)	(1.71%)	(1.91%)	
Taxes on Median Home Assessed at \$168,560	4,742	4,734	4,724	4,716	4,707	4,699	4,673	4,596	4,510	108,861
Increase/Decrease from Prior Year	(9)	(9)	(9)	(8)	(8)	(8)	(26)	(77)	(86)	5,426
Annual Average Increase										236
OPTION A - REPAIRS & MAINT - 20 YEARS PLUS SO										
Total Project Construction Cost										
Estimated NET Construction Cost										
Estimated Reimbursement Rate										
Estimated Annual Costs:										
Debt Service Payments	1,673,375	1,615,450	1,557,525	1,499,600	1,441,675	1,383,750	1,215,825	681,750	79,125	37,230,750
Salary & Benefit Savings										-
Maintenance Cost Savings										(916,103)
Maintenance of Abandoned Buildings										
Net Estimated Annual Costs	1,673,375	1,615,450	1,557,525	1,499,600	1,441,675	1,383,750	1,215,825	681,750	79,125	36,314,647
Projected Mill Rate	28.40	28.34	28.28	28.22	28.16	28.10	27.93	27.38	26.76	
Projected Mill Rate Change (From Pr Yr)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.06)	(0.17)	(0.55)	(0.62)	
Projected % Increase in Mill Rate (From Pr. Yr.)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.22%)	(0.65%)	(2.06%)	(2.32%)	
Taxes on Median Home Assessed at \$168,560	4,787	4,777	4,767	4,757	4,747	4,737	4,708	4,615	4,511	109,875
Increase/Decrease from Prior Year	(10)	(10)	(10)	(10)	(10)	(10)	(29)	(92)	(104)	6,440
Annual Average Increase										280
Annual Average Increase OVER BASELINE										44
OPTION A ENHANCED - PLUS LIBRARY MEDIA CEN										
Total Project Construction Cost										
Estimated NET Construction Cost										
Estimated Reimbursement Rate										
Estimated Annual Costs:										
Debt Service Payments	1,943,650	1,876,800	1,809,950	1,743,100	1,676,250	1,609,400	1,362,550	687,000	79,125	43,308,750
Salary & Benefit Savings										-
Maintenance Cost Savings										(916,103)
Maintenance of Abandoned Buildings										
Net Estimated Annual Costs	1,943,650	1,876,800	1,809,950	1,743,100	1,676,250	1,609,400	1,362,550	687,000	79,125	42,392,647
Projected Mill Rate	28.68	28.61	28.54	28.47	28.40	28.33	28.08	27.39	26.76	
Projected Mill Rate Change (From Pr Yr)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.07)	(0.25)	(0.69)	(0.62)	
Projected % Increase in Mill Rate (From Pr. Yr.)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.26%)	(0.95%)	(2.60%)	(2.34%)	
Taxes on Median Home Assessed at \$168,560	4,834	4,822	4,810	4,799	4,787	4,776	4,733	4,616	4,511	110,927
Increase/Decrease from Prior Year	(12)	(12)	(12)	(12)	(12)	(12)	(43)	(117)	(105)	7,492
Annual Average Increase										326
Annual Average Increase OVER BASELINE										90

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Description	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	23 Year Analysis
OPTION C - ALTERATIONS TO 2 SCHOOLS										
Total Project Construction Cost										
Estimated NET Construction Cost										
Estimated Reimbursement Rate										
Estimated Annual Costs:										
Debt Service Payments	2,990,125	2,887,875	2,785,625	2,683,375	2,581,125	2,478,875	2,001,625	1,087,500	105,500	66,602,325
Salary & Benefit Savings										(18,015,998)
Maintenance Cost Savings										(2,290,946)
Maintenance of Abandoned Buildings										403,056
Net Estimated Annual Costs	2,990,125	2,887,875	2,785,625	2,683,375	2,581,125	2,478,875	2,001,625	1,087,500	105,500	46,698,437
Projected Mill Rate	29.75	29.65	29.54	29.44	29.33	29.23	28.74	27.80	26.79	
Projected Mill Rate Change (From Pr Yr)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)	(0.11)	(0.49)	(0.94)	(1.01)	
Projected % Increase in Mill Rate (From Pr. Yr.)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(0.39%)	(1.84%)	(3.52%)	(3.78%)	
Taxes on Median Home Assessed at \$168,560	5,015	4,997	4,979	4,962	4,944	4,926	4,844	4,685	4,515	114,852
Increase/Decrease from Prior Year	(18)	(18)	(18)	(18)	(18)	(18)	(83)	(158)	(170)	11,417
Annual Average Increase										496
Annual Average Increase OVER BASELINE										260
OPTION E (TWO NEW ELEM SCHOOLS - GOODWIN)										
Total Project Construction Cost										
Estimated NET Construction Cost										
Estimated Reimbursement Rate										
Estimated Annual Costs:										
Debt Service Payments	2,368,350	2,287,175	2,206,000	2,124,825	2,043,650	1,962,475	1,626,300	799,050	110,775	52,758,750
Salary & Benefit Savings										(18,749,583)
Maintenance Cost Savings										(7,359,352)
Maintenance of Abandoned Buildings										403,056
Net Estimated Annual Costs	2,368,350	2,287,175	2,206,000	2,124,825	2,043,650	1,962,475	1,626,300	799,050	110,775	27,052,871
Projected Mill Rate	29.11	29.03	28.95	28.86	28.78	28.70	28.35	27.50	26.79	
Projected Mill Rate Change (From Pr Yr)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.35)	(0.85)	(0.71)	
Projected % Increase in Mill Rate (From Pr. Yr.)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(0.31%)	(1.29%)	(3.18%)	(2.65%)	
Taxes on Median Home Assessed at \$168,560	4,907	4,893	4,879	4,865	4,851	4,837	4,779	4,636	4,516	112,423
Increase/Decrease from Prior Year	(14)	(14)	(14)	(14)	(14)	(14)	(58)	(143)	(119)	8,988
Annual Average Increase										391
Annual Average Increase OVER BASELINE										155
OPTION E (TWO NEW ELEM SCHOOLS - GOODWIN)										
Total Project Construction Cost										
Estimated NET Construction Cost										
Estimated Reimbursement Rate										
Estimated Annual Costs:										
Debt Service Payments	2,174,350	2,099,675	2,025,000	1,950,325	1,875,650	1,800,975	1,571,300	746,550	110,775	48,423,625
Salary & Benefit Savings										(18,749,583)
Maintenance Cost Savings										(7,359,352)
Maintenance of Abandoned Buildings										403,056
Net Estimated Annual Costs	2,174,350	2,099,675	2,025,000	1,950,325	1,875,650	1,800,975	1,571,300	746,550	110,775	22,717,746
Projected Mill Rate	28.91	28.84	28.76	28.68	28.61	28.53	28.29	27.45	26.79	
Projected Mill Rate Change (From Pr Yr)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.08)	(0.24)	(0.85)	(0.65)	
Projected % Increase in Mill Rate (From Pr. Yr.)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.29%)	(0.88%)	(3.17%)	(2.45%)	
Taxes on Median Home Assessed at \$168,560	4,874	4,861	4,848	4,835	4,822	4,809	4,769	4,626	4,516	111,672
Increase/Decrease from Prior Year	(13)	(13)	(13)	(13)	(13)	(13)	(40)	(143)	(110)	8,237
Annual Average Increase										358
Annual Average Increase OVER BASELINE										122

AS REVISED 2/08/12 - Updated Costruction Costs per Tom D.
Mansfield School Building Project
20 Year Cost Projection - Based on Spring, 2012 Ref

Description	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	23 Year Analysis
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Option A does not include the replacement of the relocat
The land acq at Goodwin of \$450,000 is the cost NET of
MMS improvements are included in all options above.
23 Year Cummulative Operating Savings - escalated 3%
10/1/2010 Grand List =
2011/12 Mill Rate =
Current Median Home Assessed Value =
Current Taxes on Median Home =
Current Taxes on Median Home for 23 years =
Note: Median home value left constant over time.
Next revaluation is 10/01/2014